

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, May 20, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Josmin Martinez <i>by phone</i>	Assistant Secretary
Michelle Dudley <i>by phone</i>	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three Board members present in person and two via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: The next item is public comment. We just have Board and staff here, no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Nicole Henley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

Mr. Flint: We have an open seat. Nicole submitted her resignation and her seat has a term ending November 2024. Is there a motion to accept Nicole's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Accepting the Resignation of Nicole Henley, was approved.

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Mr. Flint: Are there any nominations to fill that vacancy?

Mr. Morgan: I make a motion to nominate Michelle Dudley.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Appointing Michelle Dudley to Fulfill the Board Vacancy with a Term Ending November 2024, was approved.

B. Administration of Oath of Office of Newly Appointed Board Member

Mr. Flint: Is Michelle on the phone?

Ms. Dudley: Yes sir, I am.

Mr. Flint: Congratulations. We will swear you in at the next meeting.

C. Consideration of Resolution 2024-09 Electing an Assistant Secretary

Mr. Flint: I think Nicole was an Assistant Secretary. Do you want to make Michelle one as well? If so, we've prepared resolution 2024-09.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2024-09 Electing Michelle Dudley as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 15, 2024 Meeting

Mr. Flint: You have the minutes from the April 15, 2024 meeting. Were there any comments, corrections, or changes to those?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the April 15, 2024 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

Mr. Flint: We're recommending your August 19, 2024 meeting at 10:00 a.m. in this location for the hearing and then attached to the resolution is the proposed budget. This is pretty much a build out. We only have Phase 1 in here to be assessed, but we have expenses for Phase 1 and Phase 2. Right now we're showing the difference being covered through a developer contribution. We don't really know the timing of when all those expenses are going to come on, so we've

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included the full expense, but just showing a developer contribution. The developer would be responsible for the actual cost, not the budget. Do we know the timing of a Phase 2 plat?

Mr. Bonin: It gets approved tomorrow with the city commission tomorrow on consent, so we can record it.

Mr. Flint: When do we think we start selling homes in Phase 2?

Mr. Bonin: In Phase 2? Probably in the next 90 days.

Mr. Morgan: Really? First quarter.

Mr. Bonin: Yeah. I mean, we started everything in phase one.

Mr. Flint: We need to include the Phase 2 units.

Mr. Bonin: We're going to start pre selling probably right around July.

Mr. Morgan: Okay, good deal.

Mr. Flint: Sounds like we need to include the Phase 2 units as being assessed then. If there's any other comments or questions on the budget, we can discuss that, but I would suggest the Board approve the budget subject to the Phase 2 units being included. Again, you're not adopting the final version of this today, but I think we need to include the Phase 2 and notice Phase 2, as far as the mailed notice goes if they're going to be assessed.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-08 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, was approved subject to including the Phase 2 units.

SIXTH ORDER OF BUSINESS

Amendment to Interlocal Agreement with City of Kissimmee Regarding Golden Knight Blvd.

Mr. Flint: Item six is an amendment to the Interlocal Agreement between the city and the CDD regarding Golden Knight Boulevard. I think the City agreed to take responsibility.

Ms. Trucco: Right, the city agreed to take ownership of Golden Knight Boulevard with the condition that the CDD maintained the landscaping at Golden Knight Boulevard. You'll recall that we had to go to the city for an Interlocal Agreement since Golden Knight Boulevard is outside the boundary of the CDD. Originally, we went and got an Interlocal Agreement from them stating that the CDD will take ownership and maintain that boulevard. Now that has changed, so we need to do an amended Interlocal Agreement with the city. The City Attorney has approved the concept, so I'm putting the first draft of the agreement on the agenda for your review. Then once I have

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your approval, then it will go to the city council meeting at their July 2nd Council meeting for approval. One thing I did want to run past you all is as far as the CDD would be, this agreement allows you to maintain the landscaping on the boulevard. Is it the intent of the Board for that to include irrigation, fertilization, pest control?

Mr. Bonin: Yes.

Ms. Trucco: So if you look at paragraph three in there on page two, it states that. I just want to make sure that looks good to everyone.

Mr. Bonin: It looks good.

Ms. Trucco: Depending on the City's review, I'd like to see if we could get a motion to approve this in substantial final form subject to any comments that the City is requiring that the Board is okay with. I would also ask to delegate authority to one of the Supervisors to sign off on that in case we don't have a meeting in between.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amendment to Interlocal Agreement with City of Kissimmee Regarding Golden Knight Blvd. and Delegating Authority to the Vice Chairman to Approve the Final Version, was approved in substantial final form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: I have no other updates for the Board. We have worked out this submitted restated agreement. Then we're also going through the map that Dave created for the CDD showing the different HOA parcels versus CDD parcels. We have to make sure there's no other conveyances or acknowledgements that we need from the developer with regard to tract ownerships. That's all I have for the Board today.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Dave are you still on?

Mr. Reid: I'm not familiar with the platform in a permit transfer. I have to get with Jimmy and find out if all the certs have been done. Other than that I don't have anything else.

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C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register for the general fund from April 10th through May 10th totaling \$12,914.01. Are there any questions on those?

Mr. Morgan: They all look good.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through February. If there are any questions, we can discuss those.

iii. Presentation of Number of Registered Voters – 1

Mr. Flint: You have one registered voter in the District as of April 15th of this year.

iv. Designation of November 5, 2024 as the Landowners’ Meeting Date

Mr. Flint: We are asking that you designate November 5, 2024 as your landowners’ meeting date. This meeting is required to be held on the first Tuesday in November.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Designating November 5, 2024 as the Landowners’ Meeting Date, was approved.

D. Field Manager’s Report

Mr. Flint: Field manager’s report.

Mr. Scheerer: Yeah, not a lot to report. As you know, we're just keeping an eye on Golden Knight Boulevard and construction sweeping tends to end up into the landscape bed sometimes. So we're keeping an eye on that. I don't know which other way for them to push that dirt that comes out of there.

Mr. Morgan: They should be using a vac truck.

Mr. Scheerer: Well, they’re not. They are using a brush sweeper.

Mr. Morgan: I'll swing by there.

Mr. Scheerer: Dirt is getting piled up into the landscaping. We don't want to end up with a dirt pile and more money spent on that. We're keeping an eye on the playground and the ponds. Other than that, I think everything's going well.

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SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman